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BROADWAY  
STUDIOS

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20 HAMMERSMITH BROADWAY  
LONDON W6 7AF



Nando's

Nando's

broadway studios

WINGWING  
WORLD FEROUS KRISPY CHICKEN

Ladbrokes

BEAT ON

TO LET  
Call: 0203 611 1111  
See: www.foxtons.co.uk



# LOCATION

## AN OFFICE DESTINATION RIGHT AT THE CENTRE OF HAMMERSMITH

Hammersmith has fast become the dominant office area for West London. It is only a few miles to the West End and less than 10 miles to Heathrow airport.

Excellent transport links including 4 different tube lines: District, Piccadilly, Circle and Hammersmith & City Lines, Hammersmith bus interchange, as well as the A4/M4 make Hammersmith the first choice for many of the world's most recognised companies.



**1 minute**  
walk to Hammersmith underground

**12 minutes**  
to Paddington International

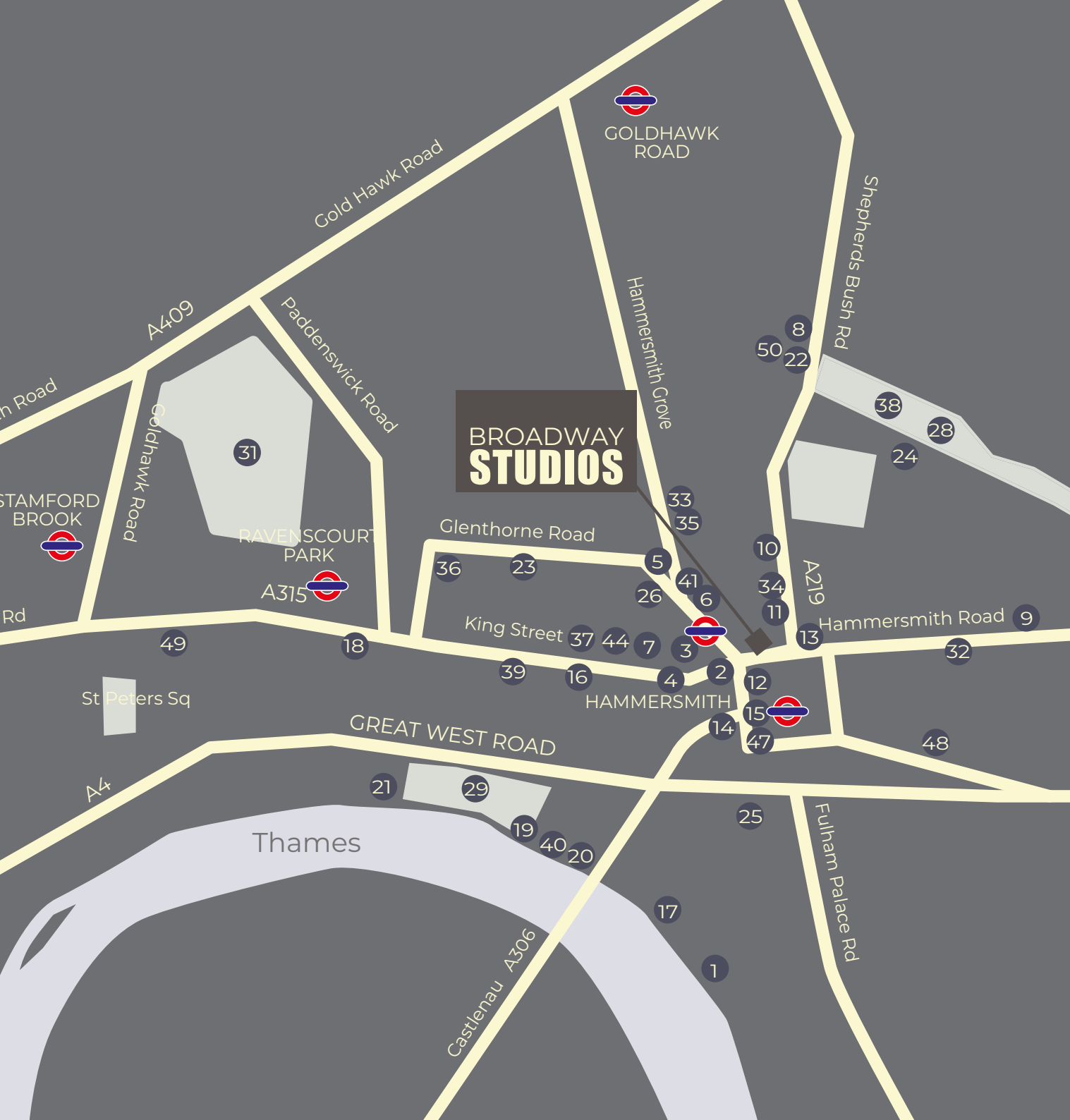
**20 minutes**  
to the West End

**30 minutes**  
to London Heathrow Airport via tube, similar via road on A4/M4

**M4, 5 minutes**  
to the 4/M4 is just moments away connecting you to central London out the west & Heathrow

## CONNECTIVITY





# AREA

EVERYTHING IN ONE PLACE.  
SHOPPING, RESTAURANTS  
& CULTURE.

LOCAL BUISNESSES  
INCLUDE DISNEY, GE,  
UKTV, FOX INTERNATIONAL  
CHANNELS, AND VIRGIN  
MEDIA.

## RESTAURANTS

- 1 The River Café
- 2 Amoret Specialty Coffee
- 3 Blanche Eatery
- 4 La Petite Bretaagne
- 5 Alma
- 6 Bill's
- 7 Lyric Bar & Grill
- 8 Kerbisher & Malt
- 9 Suzu Japanese Tapas Bar
- 10 Wagamamas
- QUICK BITES
- 11 Joe & the Juice
- 12 Paul
- 13 Café Nero
- 14 Café Nero
- 15 Tesco

## BARS

- 16 Hammersmith Ram
- 17 The Blue Boat
- 18 The Hampshire Hog
- 19 Rutland Arms
- 20 Blue Anchor
- 21 The Dove
- 22 Smith's Cocktail Bar
- 23 The Stonemasons Arms
- 24 The Queen's Head

## CULTURE

- 25 Eventim Apollo
- 26 Lyric Hammersmith
- 27 Olympia London
- Places of Interest
- 28 Brook Green
- 29 Furnival Gardens
- 30 Queen's Club
- 31 Ravenscourt Park

## GYM & FITNESS

- 32 Virgin Active Gym
- 33 Fitness First
- 34 PureGym
- 35 Boom Cycle
- 36 State of Mind Fitness
- 37 Frame gym
- 38 Brook Green Tennis
- Courts & café
- 39 Lumi Power Yoga
- 40 Auriol Kensington
- Rowing Club
- 41 Rebel
- Hammer0smith

## SHOPPING

- 42 Westfield
- 43 Hammersmith Street Market
- 44 Turners Florists
- 45 Kings Mall
- 46 IKEA
- 47 Broadway Shopping Centre
  - Costa
  - Krispy Kreme
  - Leon
  - Mcdonalds
  - Pret a manger
  - Starbucks
  - Wasabi

## HOTELS

- 48 Novotel
- 49 Premier Inn
- 50 Brook Green Hotel

# STRIVING FOR EXCELLENCE

WE STRIVE TO PROVIDE BEST OFFICE SPACES WITHIN A SUSTAINABLE COMMERCIAL BUILDING



## FEEL GOOD

Nurturing well-being at work

## SOCIAL

breakout areas and local public spaces



## POP UP MARKET

pop-up markets to food stalls, outdoor screenings to charity challenges, year round in Lyric Square

## SUSTAINABLE

Low energy or green facilities, access to recycling

## EPC





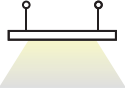





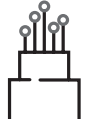

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# THE WELCOME

A WELCOMING RECEPTION & BREAKOUT AREA. ON ENTERING THE BUILDING YOU FIND LIGHT BRIGHT SPACE LOADED WITH AMENITIES...

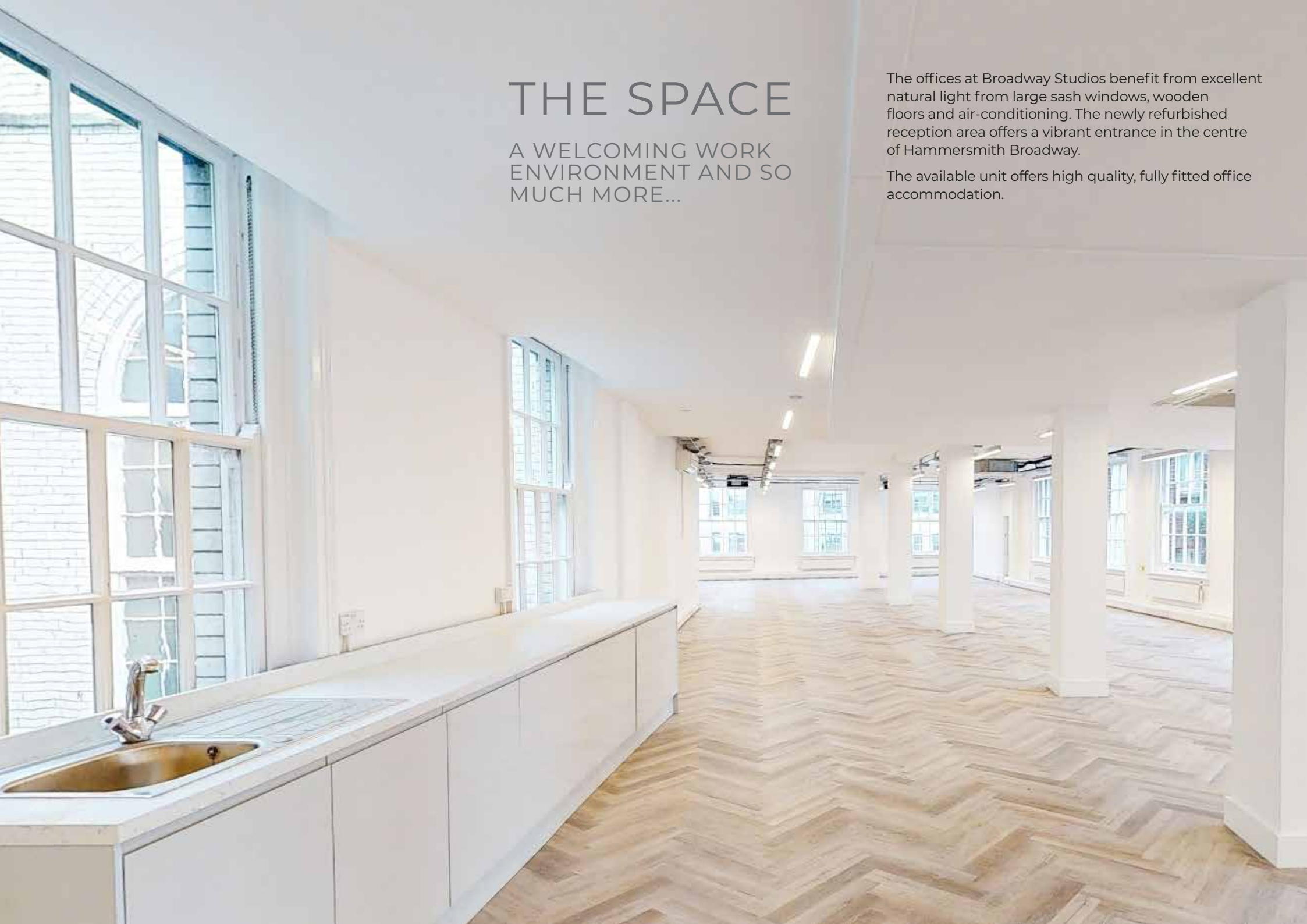
-  Air conditioning
-  Kitchenette
-  Showers & WCs
-  Lift access
-  LED lighting
-  Ready to occupy
-  Solid wood floor
-  Open plan
-  Receptionist & Caretaker
-  Fantastic natural light
-  Hyperoptic Fibre throughout
-  CCTV monitored security

# THE SPACE

A WELCOMING WORK  
ENVIRONMENT AND SO  
MUCH MORE...

The offices at Broadway Studios benefit from excellent natural light from large sash windows, wooden floors and air-conditioning. The newly refurbished reception area offers a vibrant entrance in the centre of Hammersmith Broadway.

The available unit offers high quality, fully fitted office accommodation.



# AVAILABLE

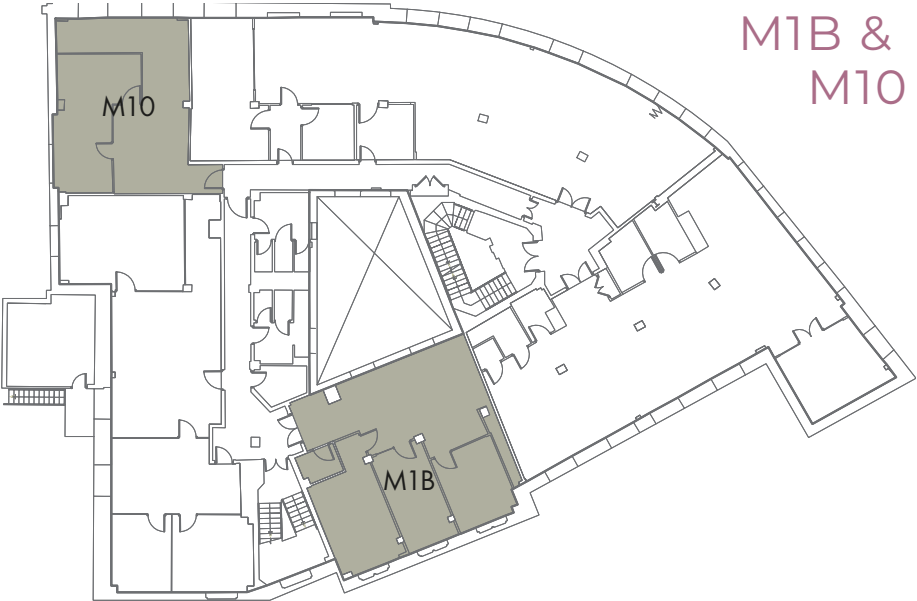
| FLOOR            | VIDEO TOUR                    | SIZE SQ FT | SIZE SQ M |
|------------------|-------------------------------|------------|-----------|
| Mezzanine M10    |                               | 642        | 59.67     |
| Mezzanine M1B    |                               | 911        | 84.63     |
| 1st Floor (1.04) |                               | 1,546      | 143.62    |
| 1st floor (1.09) | <a href="#">Click to view</a> | 1,824      | 169.45    |

## OFFICE SUMMARY M10

- 642 sq ft
- work stations circa 4-10
- Open plan office
- 1 seperate office/meeting room
- Server area
- Shared kitchenette

## OFFICE SUMMARY M1B

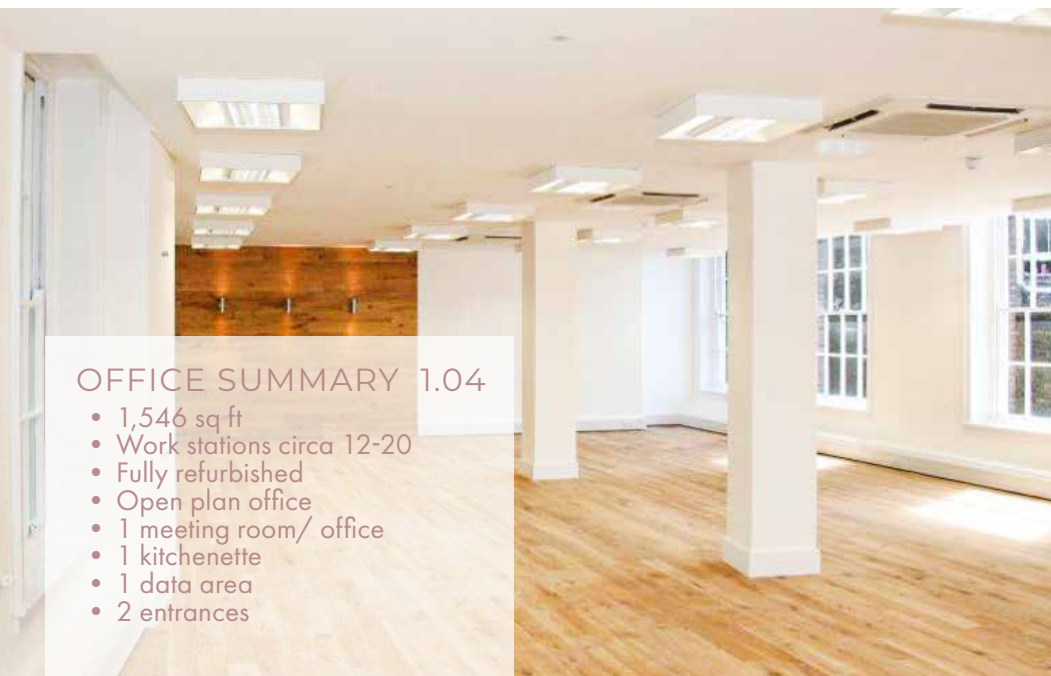
- 911 sq ft
- work stations circa 5-12
- Open plan office
- 3 seperate offices/meeting rooms
- Server area
- kitchenette





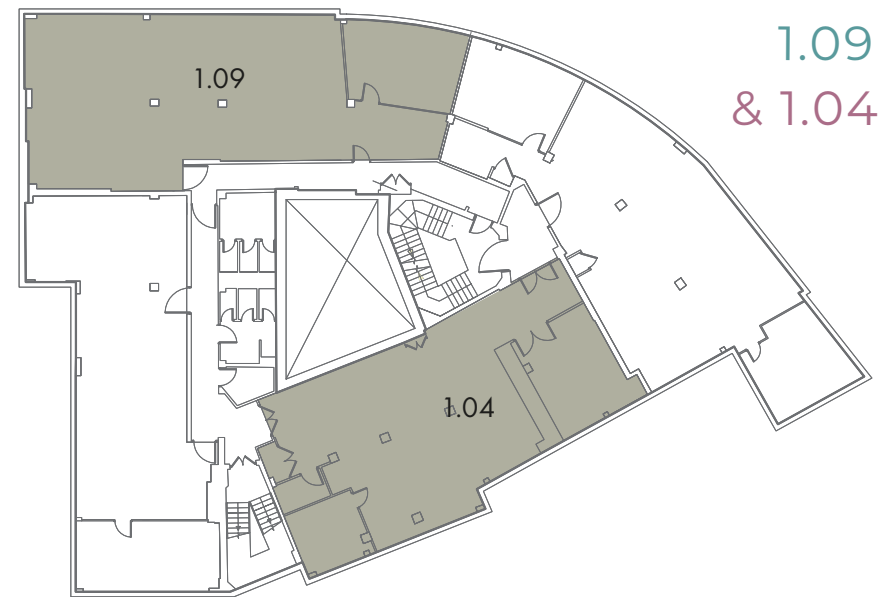
### OFFICE SUMMARY 1.09

- 1,824 sq ft
- Work stations circa 15-25
- Fully refurbished
- Open plan office
- 1 meeting room/ office
- 1 kitchenette
- 1 data area
- 2 entrances



### OFFICE SUMMARY 1.04

- 1,546 sq ft
- Work stations circa 12-20
- Fully refurbished
- Open plan office
- 1 meeting room/ office
- 1 kitchenette
- 1 data area
- 2 entrances



1.09  
& 1.04

## THE DETAIL

### RENT

£46.50 per sq ft

### RATES

Approximalty £19 per sq ft, to be confirmed with the VOA

### SERVICE CHARGE

£8.73 per sq ft

### TERMS

Available on a new lease direct from the landlord on flexible and long term basis.

### EPC

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## CONTACT

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